

Waterville

47-85

HK 6738 PG 134

**MORTGAGEE'S QUITCLAIM DEED WITHOUT COVENANT
(RELEASE DEED)
(Broad Street, Waterville, Maine)
036892**

**TRANSFER
TAX
PAID**

KNOW ALL BY THESE PRESENTS, THAT **PEOPLES HERITAGE BANK, N.A.**, a banking institution with a place of business at Portland, County of Cumberland and State of Maine, by virtue of and in execution of a Judgment of Foreclosure and Order of Sale docketed May 4, 2001, entered in the Superior Court, Kennebec County, Civil Action Docket No. RE-00-45, in an action brought by Peoples Heritage Bank, N.A. against **ARTHUR H. CLEMENT** and **JOLENE S. CLEMENT**, Defendants, et al. for the foreclosure of a Mortgage and Security Agreement dated March 20, 1997 and recorded in the Kennebec County Registry of Deeds at Book 5333, Page 139 (the "Mortgage"), for consideration paid, does hereby **RELEASE** and forever **QUITCLAIM** to **JOLENE S. CLEMENT**, whose mailing address is 358 Center Road, Fairfield, ME 04937, property located at Broad Street, Waterville, Maine, described in said mortgage, to wit:

A certain lot or parcel of land, together with all improvements situated thereon in said Waterville, County of Kennebec and State of Maine, and more particularly described as follows:

The said lot being situated on the corner of Broad Street and Elmhurst Street, being bounded on the north one hundred (100) feet by Elmhurst Street and fifty-five (55) feet by Broad Street, said lot forming a parallelogram fifty-five (55) feet by one hundred (100) feet.

Being the same premises conveyed to Arthur Clement and Jolene Clement by deed of Jeanette R. Langevin and Edward J. Langevin to Arthur Clement and Jolene Clement dated April 11, 1991 and recorded in the Kennebec County Registry of Deeds at Book 3894, Page 95.

Also being the same premises described in the above-referenced Mortgage and Security Agreement in favor of Peoples Heritage Bank, N.A. (hereinafter "Property").

Reference is made to the Consent Order Granting Relief From Stay dated April 13, 2001 issued by the United States Bankruptcy Court, District of Maine, Reference Docket No. 01-10037 and Release Deed from Peter C. Fessenden, Standing Chapter 13 Trustee authorized by the United States Bankruptcy Court, District of Maine, to Peoples Heritage Bank, N.A. dated September 27, 2001 and recorded in the Kennebec County Registry of Deeds at Book 6642, Page 194.

Meaning and intending to convey and hereby conveying the same premises described in a Mortgage and Security Agreement in favor of Peoples Heritage Bank, N.A. dated March 20, 1997 and recorded in the Kennebec County Registry of Deeds at Book 5333, Page 139 (hereinafter "Property").

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THIS CONVEYANCE IS MADE SUBJECT TO real estate taxes assessed by and due and payable to the City of Waterville, Maine and any sewer or water assessments which may be due and payable.

Grantee acknowledges by acceptance of this Deed, that no representations were or are made by Grantor, whether express or implied, regarding the Property hereby conveyed.

IN WITNESS WHEREOF, It, **PEOPLES HERITAGE BANK, N.A.** has caused these presents to be signed and its corporate seal to be affixed by Peter H. Smith, its Vice President, hereunto duly authorized this 12 day of December, 2001.

Signed, Sealed and Delivered
In Presence of:

PEOPLES HERITAGE BANK, N.A.

Pamela A. Johnson
Witness

By: Peter H. Smith
Peter H. Smith, Its Vice President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

December 12, 2001

Then personally appeared the above-named Peter H. Smith, Vice President of Peoples Heritage Bank, N.A. and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Peoples Heritage Bank, N.A.

Before me,

David M. Hirsch
Notary Public/Attorney At Law

Print Name: David M. Hirsch